

**2020-009323**

**Klamath County, Oregon**

**07/30/2020 11:41:36 AM**

**Fee: \$97.00**

**WHEN RECORDED MAIL TO AND  
SEND TAX BILLS TO:**

Ofan Realty LLC  
8022 S. Rainbow Blvd #113  
Las Vegas, NV 89139

**WARRANTY DEED**

THE GRANTOR(S), Lynne M. Schmersahl-Connors, now known as Lynne M. Connors, for \$3900.00 consideration paid, grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Ofan Realty LLC, a Nevada Limited Liability Company with a mailing address of 8022 S. Rainbow Blvd Suite 113, Las Vegas, NV 89139, the following described real estate situated in the County of Klamath, State of OR:

**Legal Description:** See attached "Exhibit A"

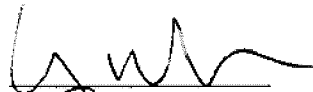
**Property ID:** R270691

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and the Grantor, his heirs, executors, and administrators shall warrant and defend the title unto the Grantee, his heirs, and assigns against all lawful claims whatsoever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signature Page to Follow

**Grantor(s) Signature(s)**

Signature:   
Lynne M. Connors

**Acknowledgment of Individual**

STATE OF NEW YORK

COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me this \_\_\_\_\_ (date), by Lynne M. Connors, who is personally known to me or who has produced NY STATE DRIVERS LICENSE (type of identification) as identification.

\_\_\_\_\_  
**Notary Public**

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Commission # \_\_\_\_\_

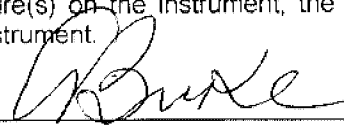
## ACKNOWLEDGEMENTS

### Acknowledgement taken in New York State

STATE OF NEW YORK

COUNTY OF Suffolk, ss:

On the 30<sup>th</sup> day of July, in the year 20 20, before me the undersigned, personally appeared Lynne M Connors personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(y)(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

EVELYN BURKE  
Notary Public - State of New York  
No. 01BU4524949  
Qualified in Suffolk County  
Commission Expires February 28, 2023

**EXHIBIT "A"**  
**Legal Description**

Lot 35, Block 41, First addition to Klamath Forest Estates as recorded in Book 357 on page 312  
Record of Deed of Klamath County Oregon.